

Hampton Cove Owners Association
Board Meeting Minutes
May 18, 2009

Location: HCOA Office

Present: Kathy Jones, Teresa Snyder, Blake Bentley, Lindsey Perry, AJ Jattuso, Russ Beshirs, Jose Sanchez, Cindy Norton, Katie Lyles

President Blake Bentley called the meeting to order at 6:02.

Committee Reports was next on the agenda

Water & Land

Written reports submitted by Robert Vigil were read by C. Norton are attached and made part of these minutes. Water and Lands recommendation related to the Garden Club submission were approved as submitted. No other items required a vote.

Since the topic of vandalism was raised in the Water and Land Report, the board moved to the letter from J. Joffe and reviewed. The board agreed to have the young men whose parents contacted the office to assist the Garden Club with planting.

Long Range Planning

Russ Beshirs noted the surveys for Long Range Planning had been received by the community and charged the Board with completing one for "overall" community input, since board members were aware of many needs.

Operations Review

Lindsey Perry submitted that he had interviewed one of the candidates for Administrative Assistant, and would cover that in Executive Session. Lindsey brought up the subject of the office space and pending changes in the tenants of this building. Russ Beshirs made a motion that the Operations Review Committee be empowered to choose a location and execute the lease for moving of the office. Kathy seconded the motion. Motion carried.

Architectural Review

AJ Jattuso gave a general report stating approximately 3 new house plans had been reviewed, and that research was coming along for architects to write specs.

The dues report and compliance update was given by K. Lyles and is attached and made part of these minutes.

The financial reports were next and after much discussion were tabled.

The board moved into executive session at 7.10 and returned to regular session at 8pm.

Lindsey made a motion to allow the Director to hire temporary help at a determined rate until additional candidates could be interviewed for the Admin and Compliance positions. Kathy seconded and the motion carried.

Russ made a motion to adjourn at 8pm, Blake seconded, motion carried.

Cindy Norton

From: Robert Vigil [robertvigil@bellsouth.net]
Sent: Friday, May 15, 2009 10:42 AM
To: 'Cindy Norton'
Subject: Water and Land Committee Report

Report for Board meeting

Water and Land Committee Report For May 2009

Whippoorwill Lake Restoration:

The Subcommittee has met several times and has proposed a plan for the relocation of the tables and settees; new play set; lake chemical treatment; and lake dredging. Plan to use Eagle Scouts to plan, install and maintain new changes.

Twelve Stones Pond Improvements:

The Subcommittee has met. A Survey was sent to area residents and is now being collated. A temporary overflow was installed by neighborhood personnel. Plans are to be submitted to install permanent overflow and other changes.

Entrance Island Railroad Ties:

Preliminary work has been obtained to identify and scope necessary work.

Kathy has been instructed to proceed with the definition of the work needed, obtain preliminary bids, and coordinate with budget.

Chemical Lake Maintenance:

Typical Spring bloom will require initial chemical treatment for vegetation. Contact has been made with Aqua Services to give preliminary treatment. With early treatment and other cleaning, hope to minimize costs.

DAMN Project:

Success with ridding lakes from muskrats is not happening. Very few varmints have been eliminated. Continue to try different traps and locations. Contractor checking in to report progress. Will be a long term project.

Kentucky Fence Removal:

Due to weather, the installation of the Greenway has been delayed. Awaiting notification from city on inception. Publishing article in newsletter for notification of neighborhoods. Will solicit parties to remove fencing.

Vandalism:

Letter sent to three families expecting community service versus legal action. Awaiting responses.

Playground:

Repairs are needed at Arbor Woods Playground. Work items include: Replace caps on equipment, Repair swings, Eliminate low spots in surrounding area, Prepare for Summer usage, Fluff up the fill.

Garden Club Donations: See under separate submittal.

Recommendations from Water and Land Management Committee Regarding Garden Club Distribution of Luminary Funds

The Water and Land Management Committee met with representatives of the Hampton Cove Garden Club on May 7, 2009 to review and approve the Distribution of Luminary Funds from Christmas of 2008 to be donated to the HCOA. Presentation of preliminary sketches and description of the donations were made. The Committee would like to thank the Garden Club for the generous donations and their efforts to improve and beautify the Community.

We wish to establish a long term cooperative relationship to address future needs and improvements to the physical plant and appearance of our neighborhoods.

1. Whippoorwill Lake: Approve of Eagle Scout project to clean up park, install concrete pads and relocate table/ benches, etc. for \$1000.
2. Benches: Approve purchase and installation of three backed metal benches at Hampton Cove, Hauns, and Twelve Stones Lakes. Approval of location by ARC and poured pad with security hold down bolts for \$600.
3. Bird House: Already installed Birdhouse at Twelve Stones Pond for \$375.
4. Tree at Waterfall Entry: Approval to install Dogwood tree at Springhouse in existing cutout for \$200.
5. Approve donation of \$200 to purchase landscaping materials around new bench at Waterfall Entry.
6. Withdraw proposal to plant bulbs around new bench at Waterfall Entry.
7. Approve donation of \$300 to purchase additional Christmas decorations for Waterfall entry.
8. Bench Plaques: Approve \$50 for plaques to be placed on donated benches.



9. Heron Gardens: Approve of only the installation of nine Cryptomeria trees on both sides of the Spillway between Eastern Shore and Stoneleigh Terrace for noise and visual attenuation. \$1600 will cover purchase and installation of trees at approved locations following investigation of Electric poles Guy wires impact and location of natural gas lines prior to installation.
10. ARC will jointly review the further development of Heron Gardens around the Spillway. Site will be improved with the cooperation and approval of the HCOA board. The garden will be a long term project and require funding for equipment, materials, and installations. Proposed layout sketch was provided by the Garden Club.

Madrey Park Improvement Project --- 2009

1. Relocation of existing concrete tables and benches

1.1 Developing 10 foot diameter/ 4 inch thick concrete pads

- 1.1.1 Should we buy premixed concrete and have it delivered or buy bags of concrete and mix it on-site? Who will oversee the pouring of the pads?
- 1.1.2 How should we secure the tables and benches to the pads
 - 1.1.2.1 Should we use 3.5 inch spacers and have the table and bench legs recessed into the pads when the pads are poured?
 - 1.1.2.2 Should we bolt the legs onto the pads?
 - 1.1.2.3 Should we glue the legs to the pads?
- 1.1.3 How should we secure the bench and table tops to their respective legs?

2. Developing an area for the playground equipment

2.1 The Improvement Committee (with Homeowner's Association concurrence) has decided to use a \$1300 playground set available at COSTCO

- 2.1.1 What size area should be prepared to accommodate the above set?
- 2.1.2 What material should be used to define the border of the play area?
- 2.1.3 What materials should be used within the play area? Would a "multi-layer" approach be best?
- 2.1.4 How should the play set be secured to the ground?

3. Sign

3.1 Should a sign be erected that conveys information (eg park hours, supervision of young children, etc.)? If so, what should be included on the sign? How large should the sign be? Where should it be located?

4. Funding/Schedule

4.1 What is the complete Bill-of-Material and estimated cost of this project (including the cost of the COSTCO play set)? How will this project be funded? What would be the detail schedule for completing the project?

2009 Dues Update/Liens

As of May 18, 2009:

- 1905 paid members
 - 1886 full
 - 19 prorata (new construction)
 - 16 remain outstanding for 2009
 - 3113 Cove Lake Rd
 - 3141 Mallard Point Drive-slanted to foreclose
 - 2716 Bransford Trail
 - 2341 Little Cove Rd
 - 2308 Little Cove Rd
 - 3127 Cove Lake Rd
 - 3100 Stone Path Lane
 - 2809 Callodon Place-slanted to foreclose
 - 2941 Hampton Cove Way
 - 2633 Bransford Trail
 - 2612 Quarter Lane ➡
 - 3102 Connomara Court ➡
 - 3106 Haver Hill Lane ➡
 - 2959 Hampton Cove Way
 - 3207 Pierside Circle ✖
 - 2652 Quarter Lane (payment plan-still ongoing)

Lawn Care Outstanding

Eastern Shore	2 + 2 Chris Beyl Properties (one has been bought)
Mallard's Landing	1 (slanted to foreclose)
Stoneleigh Terrace	ALL PAID

Covenant Update

This does not handle daily issues handled over the phone or items that fall in the ARC.

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| ▪ Vehicles & Garages | 56 (threatened to fine 3 but they complied) |
| ▪ Christmas Decorations | 11 |
| ▪ Dog Issues | 6 |
| ▪ Signs | 7 |
| ▪ Trash Cans | 46 |
| ▪ Lawn/Maintenance | 131 |
| ▪ Paint/Repaint Fence | 26 |
| ▪ Exteriors | 7 |
| ▪ Satellites | 1 |
| ▪ Lighting | 1 |